

DATE SUBMITTED 8-9-93

BUILDING PERMIT NO. 460977 ✓

FEE \$ \_\_\_\_\_

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

✕

BLDG ADDRESS 2417 BRANDYS CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
 SUBDIVISION Ridges SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 FILING 1 BLK 4 LOT 5C NO. OF FAMILY UNITS 1  
 TAX SCHEDULE NO. 2945-103C-24-030 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
 OWNER RALPH ROE DESCRIPTION OF WORK AND INTENDED USE:  
 ADDRESS 2413 BRANDYS CT Home  
 TELEPHONE 242-7574

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: Front 20' from property line or 20' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
 Side 10' from property line CENSUS TRACT 14 TRAFFIC ZONE 96  
 Rear 10' from property line PARKING REQ'MT \_\_\_\_\_  
 Maximum Height 25' (excluding chimney) SPECIAL CONDITIONS: \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

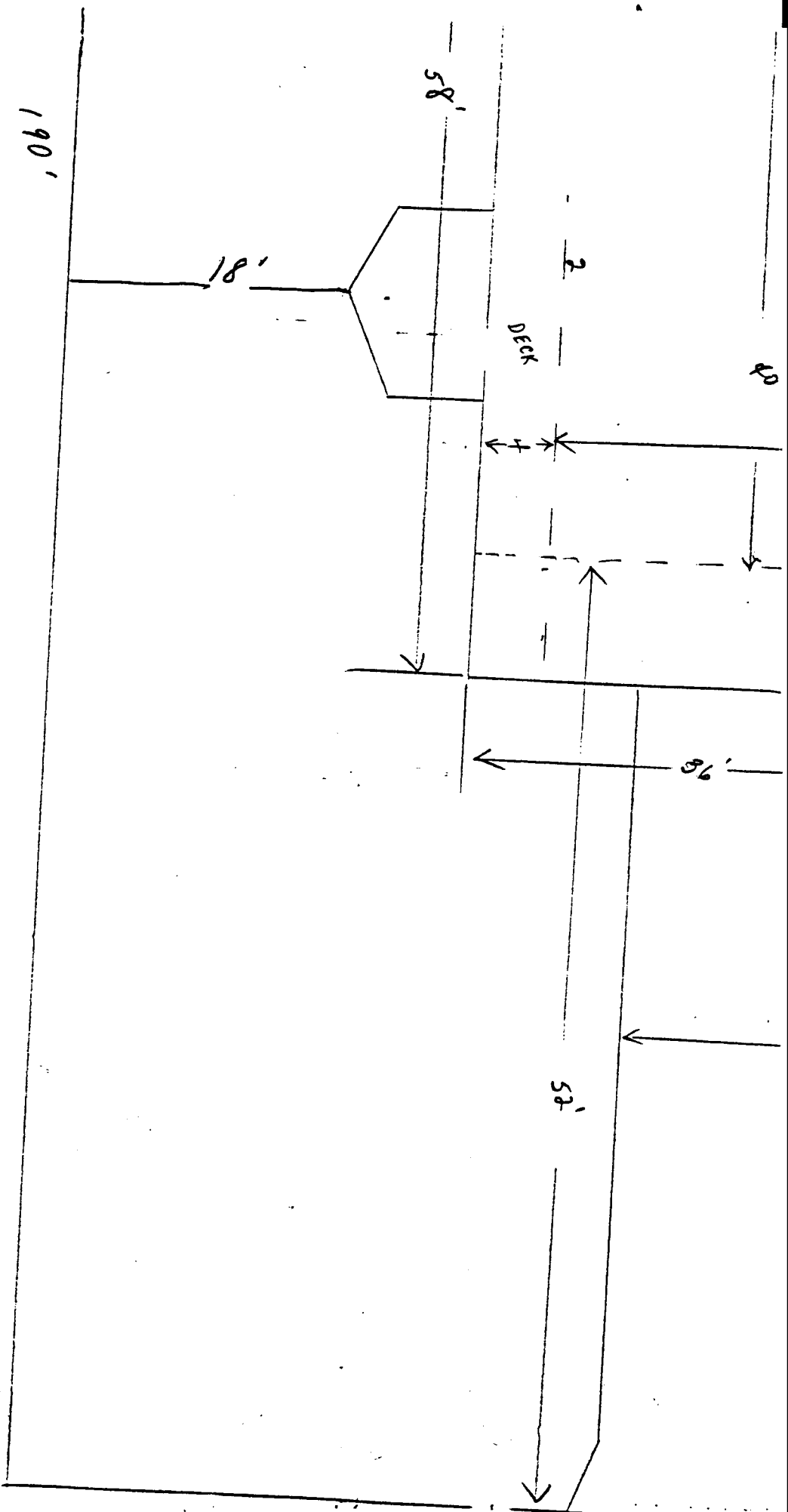
Department Approval Marcia Pety Applicant Signature Ralph Roe  
 Date Approved 8-9-93 Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



**NOTE: Architectural Control Com-  
mittee assumes no responsibility  
for the design, construction, or con-  
formance to all applicable codes.**

*James J. Vail*  
*John Brannon*

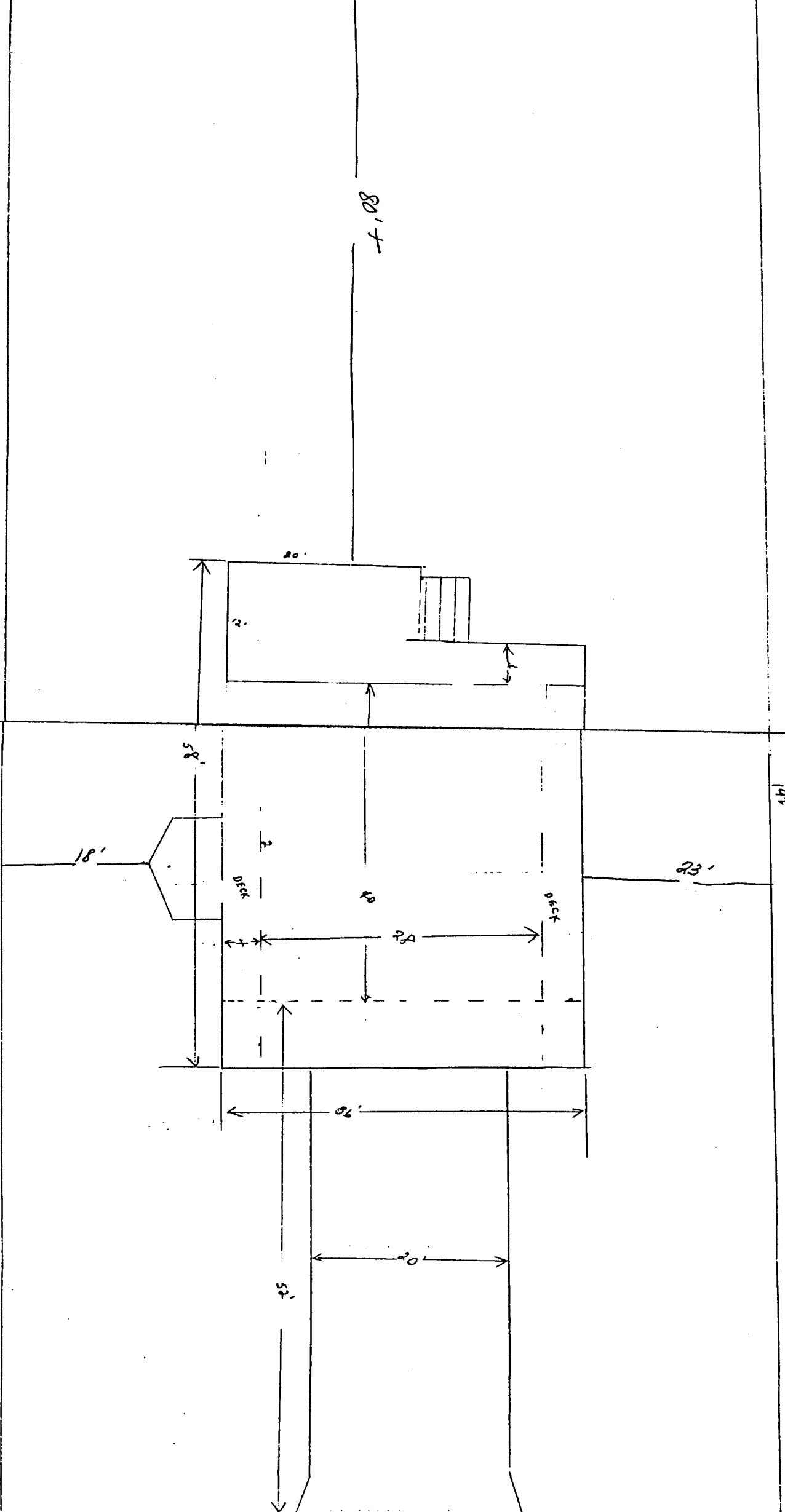
APPROVED Ridge Architectural  
Control Committee

LOT 5C BLOCK 4 1ST

ROE RESIDENCE

FILING

AT 2417 BRANDY, CT.



NOTE: Architect  
 is Control Com-  
 mittee assumes no responsibility  
 for the design, construction, or use.

APPROVED by the Architectural  
 Control Committee.